

# Steps for Successful Redevelopment

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## TAB Services

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CTOR Solutions

TAB Partner, Kansas State University

August 7, 2018




Community/Training/Opportunity/Revitalization



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## Workshop: 2018 Brownfields Tools for Redevelopment Workshop, Wichita, KS

BackRegister

TAB Program > Education > Workshops > Workshop Detail

**Registration Status:** Not Registered

**Workshop Location:** Wichita Marriott, 9100 E Corporate Hills Dr., Wichita KS 67207

**Date:** Aug 7, 2018

**Time:** 8:45 AM CST - 3:00 PM CST

Brownfields Tools for Community Redevelopment and Economic Growth

**Overview**InstructionsDocumentsDirections

The **Kansas Department of Health and Environment (KDHE)** and the **Kansas State University Technical Assistance to Brownfields (KSU TAB) program** invite you to attend "Brownfields Tools for Redevelopment," a Kansas Brownfields Program Workshop being held on August 7, 2018 [in conjunction with the 2018 *Kansas Environmental Conference* scheduled for August 8 & 9] at the Wichita Marriott Hotel in the Atrium Room in Wichita, Kansas. This workshop is designed to assist communities in identifying brownfields properties, and the resources and opportunities available to resolve environmental and redevelopment issues often associated with Brownfields.

There is no cost for this one-day pre-conference workshop, but registration is required by July 31, 2018.

**REGISTER FOR BOTH EVENTS HERE:** [http://www.kdheks.gov/sbcs/environment\\_conf.html](http://www.kdheks.gov/sbcs/environment_conf.html)

**\*NOTE:** Registration is free **ONLY** for the pre-conference brownfields workshop on August 7  
**You do not have to register for the full conference to attend this workshop, but you must register**

**AGENDA for August 7 (PDF)**

# What's Brownfield????

## Do I have one?



# What is a Brownfield?

Real property of which the expansion, redevelopment, or reuse may be complicated by the **presence** or **potential presence** of a hazardous substance, pollutant, or contaminant.

(Public Law 107-118 (H.R. 2869) - "Small Business Liability Relief and Brownfields Revitalization Act" signed into law January 11, 2002)

























# Why Redevelop Brownfields?

- Improves community image
- Mitigates blight
- Desirable locations
- Uses existing infrastructure (cost savings)
- Increases local tax base
- Facilitates job growth
- Preserves neighborhoods
- Mitigates public health and safety concerns
- Reduce the need to develop greenfields

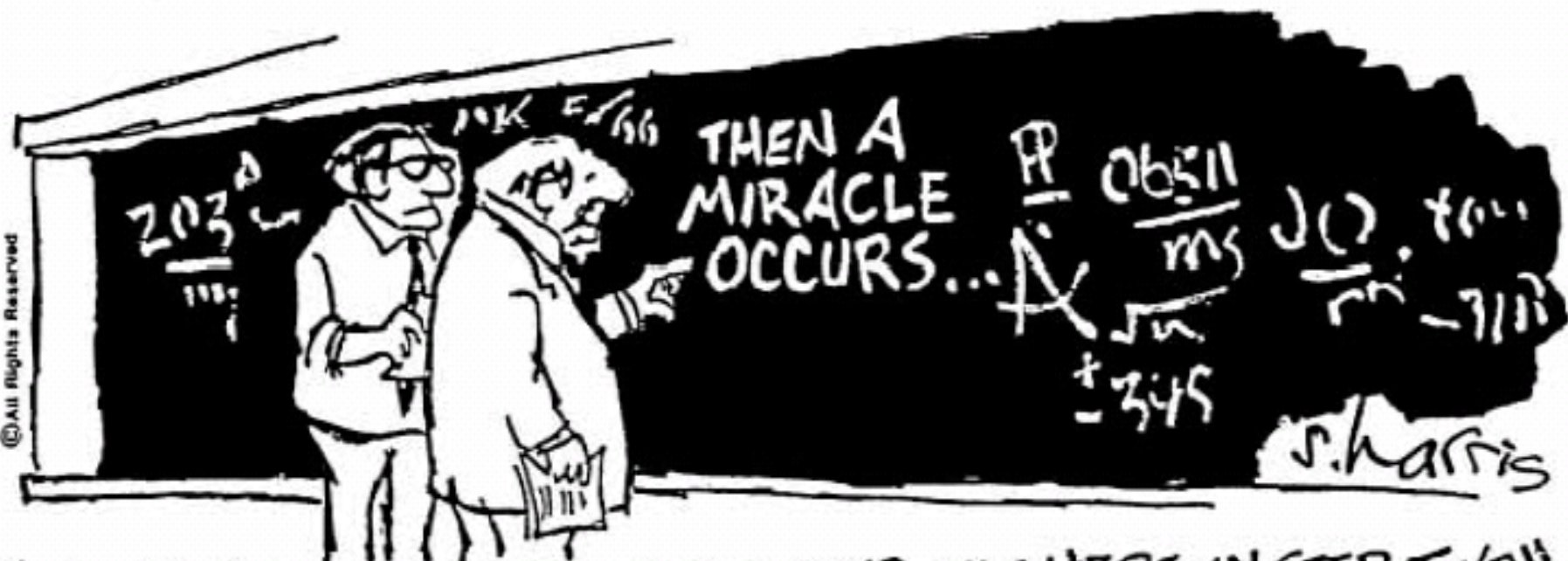




Often it is the PERCEPTION of contamination that keeps properties from being redeveloped, not the actual presence of contamination.

Once the “stigma” is gone, properties can be returned to productive use.





"I THINK YOU SHOULD BE MORE EXPLICIT HERE IN STEP TWO."

# Brownfields Redevelopment Process

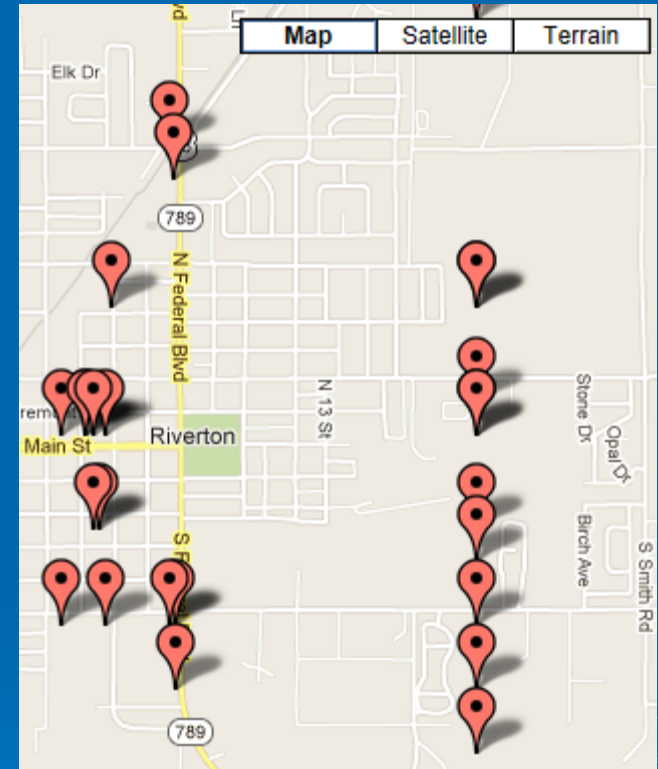
1. Identify Brownfields
  2. Tie BFs to Redevelopment Goals
  3. Investigate – Phase I/II site assessments
  4. Clean-up, if necessary
  5. Redevelop
- 



# 1. Identify Brownfields

Make a list or map potential sites

- Use TAB's Brownfields Inventory Tool ([tab-bit.org](http://tab-bit.org)), excel...
- Is the owner cooperating?
- Site status - (on-going state or federal environmental actions?)
- Prioritize sites



How can these sites meet your redevelopment goals?

## 2. Tie to Redevelopment Goals

### **Vision** for Site, Area, and Region

- What are the community needs & opportunities
- Conceptual scenarios and diagrams

### Set **Goals** and make **Plans**

- Begin identifying partners and funding sources
- Review area plans, zoning, codes

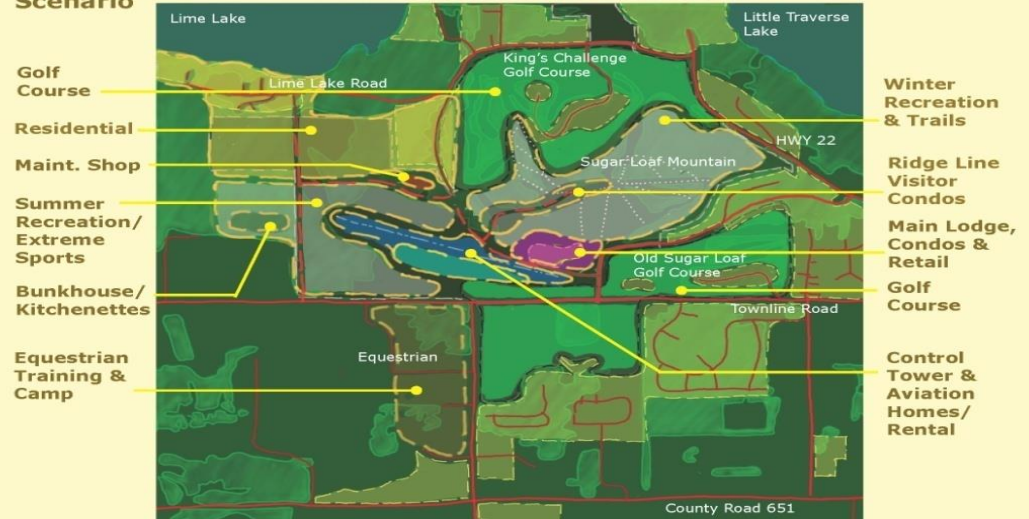
### **Adjust and Revise** plans as needed

- Ongoing community engagement
- Involve all stakeholders

# Redevelopment Planning



## Potential Redevelopment Scenario **#1: Leelanau County Resort Center** County-wide focused redevelopment.



**Main Lodge & Condos**



**Bunkhouse/Kitchenettes**



**Control Tower & Air Strip**

recreation four seasons jobs agricultural heritage green construction local economy  
Technical Assistance to Brownfields Communities Program at Kansas State University. Summary of Leelanau County Visioning Sessions August 2009

# 3. Investigate

- Perform Phase I/II Environmental Site Assessments (ESAs)
  - to identify environmental risks before purchase
  - evaluate whether environmental risks are worth accepting / correcting in a case where contamination is discovered
  - avoid responsibility for cleanup under CERCLA as an “innocent landowner”



# Phase I ESA

1. Identifies potential environmental concerns  
(Recognized Environmental Conditions)
2. Research re historical and current uses and activities of the site and surrounding area
  - Records review
  - Site reconnaissance
  - Interviews
  - Report

## **WARNING!!! Shelf life!**

1 year (certain aspects to be updated within 180 days of acquisition)





# Phase II ESA

- Evaluates the RECs identified in the Phase I ESA
- Sampling and Analyses
- Recommendations regarding cleanup

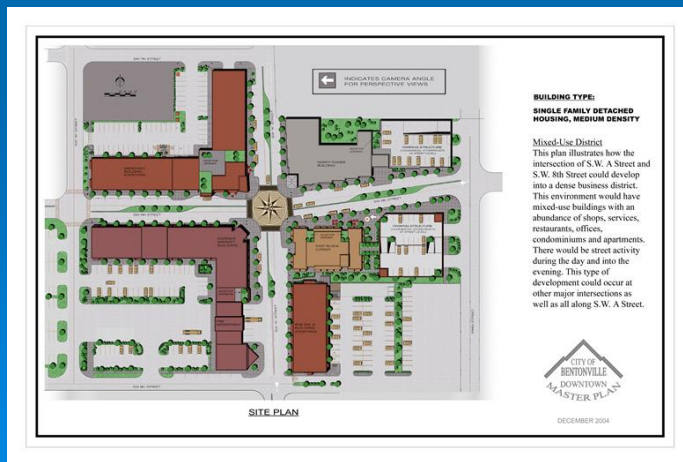


## 4. Brownfields Cleanup - if necessary

- Low to moderate levels of contamination
- Risk-based cleanups based on future use and/or resource protection
  - Industrial
  - Commercial
  - Residential
- Prevent exposure to contaminants
  - Treatment, removal, containment
  - Land use controls (if residual contaminants remain)

# 5. Redevelopment

- Resources and partners to redevelop – lined up
- Comp/Master plans and community input
- Various needs and opportunities



# The Role of Local Government in Brownfields Redevelopment

- planning
- site promotion/marketing
- fee waivers
- expedited permit review
- infrastructure development
- interim title holder
- catalytic site developer
- grant applicant/recipient







# Local, State, and Federal Resources

## Phase I / II Site Assessments

- Free TBAs (Targeted Brownfields Assessments) by KDHE and EPA
- EPA Assessment Grants

## Cleanup, if necessary

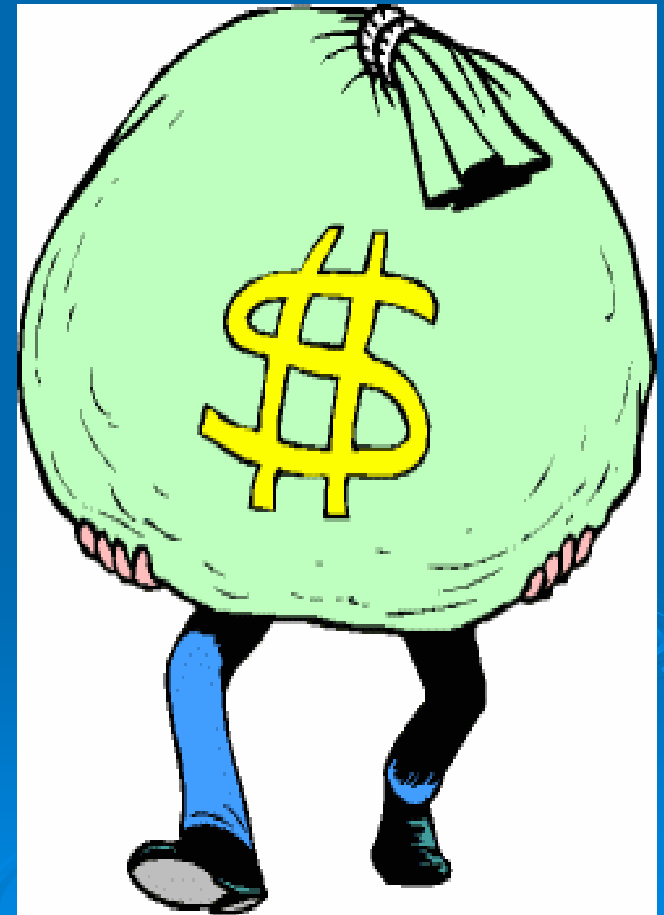
- EPA Cleanup Grants
- EPA Revolving Loan Funds

## Redevelopment

USDA, HUD, EDA, KDOT, etc.

## Free Technical Assistance

TAB, State, CDFA, Other Programs



# ***Financing Programs: A Federal “Laundry List”***

## **What’s been Used in Brownfield Reuse Financing Packages?**

### **Loans**

- EDA capital for local revolving loan funds
- HUD funds for locally determined CDBG loans and “floats”
- EPA capitalized revolving loan funds
- SBA’s microloans
- SBA’s Section 504 development company debentures
- EPA capitalized clean water revolving loan funds (priorities set/ programs run by each state)
- HUD’s Section 108 loan guarantees
- SBA’s Section 7(a) and Low-Doc programs
- USDA business, intermediary, development loans

### **Grants**

- (HUD’s Brownfield Economic Development Initiative (BEDI))
- HUD’s Community Development Block Grants (for projects locally determined)
- EPA assessment, cleanup grants
- EDA public works and economic adjustment

### **Grants (*continued*)**

- DOT (various system construction, preservation, rehabilitation programs)
- Army Corps of Engineers (cost-shared services)
- USDA community facility, business and industry grants

### **Equity capital**

- SBA Small Business Investment Cos.

### **Tax incentives and tax-exempt financing**

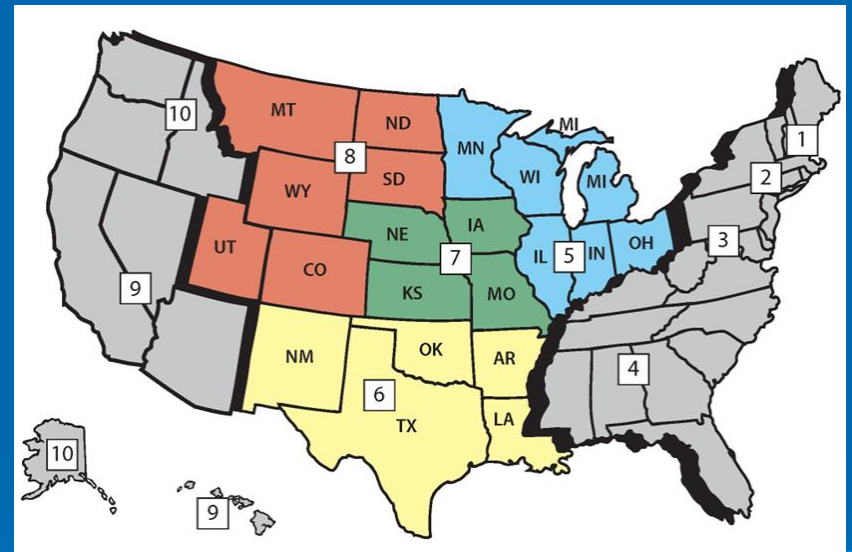
- Targeted expensing of cleanup costs
- Historic rehabilitation tax credits
- Low-income housing tax credits
- Industrial development bonds
- Energy efficiency construction credits

### **Tax-advantaged zones**

- HUD/USDA Empowerment Zones
- HUD/USDA Enterprise Communities
- Opportunity Zones

# Technical Assistance to Brownfields (TAB) Program

- National program
- **FREE** to communities
- Funded by EPA
- 3 TAB providers
- KSU TAB assists communities in EPA Regions 5,6,7,8



# TAB Assistance to Communities

- **Free** assistance with brownfields redevelopment planning; environmental, economic development expertise
- Tailored to specific community needs
  - Fill service gaps
  - Coordinated through the city, tribal or non-profit brownfields project manager
- Communities accepted on a 'first come' basis
  - Depends on staff/funding availability
- No application process, just contact us



# TAB Services

- Help identifying and inventorying brownfields (BIT)
- Strategic planning and redevelopment visioning
- Economic feasibility analysis
- Educational workshops
- Community outreach
- Help identify funding sources
- Review of grant applications (EPA grants – TABEZ)
- Help finding and evaluating environmental consultants
- Review of plans and technical reports
- Fact sheets and information
- Other assistance, as needed and agreed upon



Disaster?



or

Opportunity?





# Develop Plan/Vision



# Timing and Prep is Everything!







# Contact Info

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EPA R7)

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